

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, April 1, 2013 ■ 7:05 PM

Or upon completion of Inland Wetlands Agency Meeting

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. March 18, 2013 Regular Meeting

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearings

7:05 p.m.

Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311

Memo from Director of Planning and Development

6. Old Business

- a. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**
- b. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
- c. **Scenic Road Application, Browns Road west of Storrs Road/Route 195; Jonathan Sgro, Applicant, PZC File #1010-9**
(Tabled pending 4/15/13 Public Hearing)
- d. **Special Permit Application, Efficiency Unit, 85 Birchwood Heights, M. Balsamo Owner & Applicant: PZC File #1316**
(Tabled pending 4/15/13 Public Hearing)
- e. **Other**

7. New Business

- a. **Zoning Permit Applications for Storrs Center**
 - **Market Square (MS-1 & MS-2), PZC File #1246-12**
 - **Town Square 3 (TS-3), PZC File #1246-13**
(Downtown Partnership Public Hearings – April 3, 2013, starting at 7:00 p.m.
Mansfield Fire Station 107 Meeting Hall)
Memos from Director of Planning and Development

Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Alex Marcellino (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

- b. **Modification Request, Public Petroleum, 1659 Storrs Road, PZC File #1120**
Memo from Zoning Agent
- c. **Other**

8. Mansfield Tomorrow | Our Plan ► Our Future

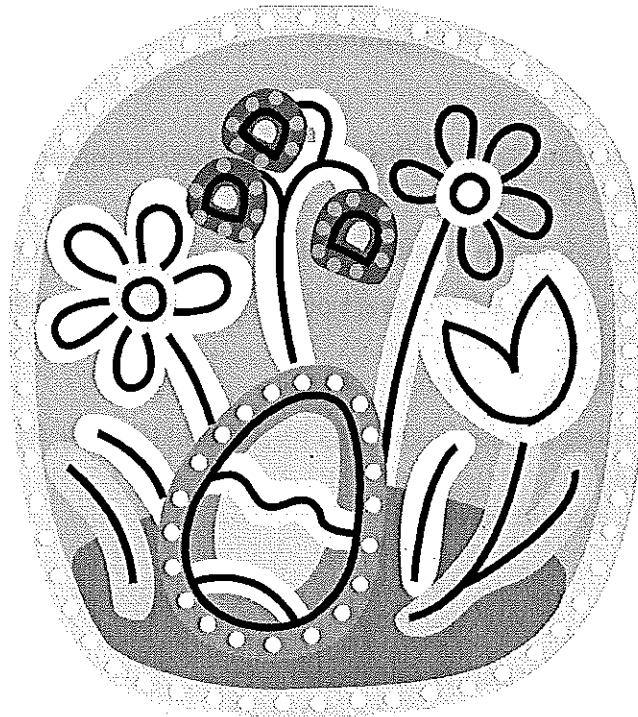
9. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Planning and Development Director's Report**
- e. **Other**

10. Communications and Bills

- a. **ZBA Decision Notice**
- b. **Other**

11. Adjournment



DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 18, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan
Members absent: B. Pociask
Alternates present: A. Marcellino, V. Ward, S. Westa
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:10 p.m., and appointed Marcellino to act in Pociask's absence.

Minutes:

3-4-13 Meeting Minutes- Holt MOVED, Ryan seconded, to approve the 3/4/13 meeting minutes as corrected (Alternate Westa was appointed to act). MOTION PASSED with all in favor except Hall who disqualified himself. Ward noted for the record that she listened to the recording of the meeting.

3-13-13 Field Trip Minutes- Holt MOVED, Rawn seconded, to approve the 3/13/13 minutes as written. MOTION PASSED with Goodwin, Holt and Rawn in favor and all others disqualified.

Zoning Agent's Report:

Noted.

Public Hearing:

Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311

Holt MOVED, Ryan seconded, to continue the Public Hearing to the 4/1/13 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **2 Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street: PZC File #1246-11**

Plante MOVED, Chandy seconded, to approve with conditions the subdivision application (File #1246-11), of Storrs Center Alliance, LLC, for two lots, on property owned by the applicant, located on the east side of Storrs Road, south of Dog Lane, in the SC-SDD zone, as submitted to the Commission and shown on a one-page plan dated October 8, 2012.

The following requirements for the final subdivision plan are hereby waived as they are not applicable to this subdivision due to its location in the Storrs Center Special Design District: Section 6.5.d through 6.5.j, Section 6.5.m through 6.5.q., Section 6.5.s through 6.5.t, and Sections 6.7 through 6.9 of the Mansfield Subdivision Regulations. This waiver has been granted as the information has either been provided previously through the adoption of the Storrs Center Master Plan or will be provided through the Zoning Permit review process for development of the parcels established in Article X, Section S of the Zoning Regulations.

Furthermore, it is specifically noted that the provisions of the following sections of the Mansfield Subdivision Regulations are not applicable to the subdivision as there are no public improvements proposed as part of the subdivision and the remaining design standards have been addressed through the Storrs Center master plan and associated design guidelines: Sections 7.1 through 7.3, 7.4.a, 7.4.d through 7.4.g, 7.5 through 7.11, and Sections 8 through 15.

This approval is granted because the application, as hereby approved, is considered to be in compliance with the Mansfield Subdivision Regulations. Approval is granted with the following conditions:

1. The applicant shall submit copies of the notification to the Windham Water Works and Department of Public Health.
2. Final plans shall be signed and sealed by the responsible surveyor and professional engineer.
3. Final plan shall include a title block pursuant to Section 6.4 of the Subdivision Regulations.
4. The following revisions shall be made to the subdivision map:
 - a. A location map pursuant to Section 6.5a of the subdivision regulations shall be provided.
 - b. Zoning classifications of the subdivision and abutting properties shall be added pursuant to Section 6.5c of the subdivision regulations.
 - c. Names and addresses of abutting owners shall be added pursuant to Section 6.5k of the subdivision regulations shall be added to the map.
5. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety (90) or one hundred and eighty (180) day filing extension has been granted):
 - a. All final maps, including submittal in digital format, shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - b. All monumentation with Surveyor's Certificate, shall be completed pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days, of any judgment in favor of the applicant.

MOTION PASSED UNANIMOUSLY.

- b. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homeworks Properties, LLC; Owner & Applicant: PZC File #1315**

After discussion, Holt and Plante volunteered to work with staff on motions for the next meeting.

- c. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
Tabled pending 4/1/13 continued Public Hearing.

- d. **Scenic Road Application, Brown's Road west of Storrs Road/Route 195; Jonathan Sgro, Applicant, PZC File #1010-9**
Tabled pending 4/15/13 Public Hearing.

New Business:

- a. **Clarification Request on Special Permit Approval, Aerial Ropes Course, PZC File #1313**
Lynn Stoddard, applicant, was present and reviewed the site and the proposal. After discussion, Rawn MOVED, Ryan seconded, to approve the extension of the ropes course to the north side of the parking lot as depicted on the attached plan provided that all elements are located at least 25 feet above grade to ensure clearance from any vehicles. MOTION PASSED UNANIMOUSLY.
- b. **Special Permit Application, Efficiency Unit, 85 Birchwood Heights, M. Balsamo Owner & Applicant: PZC File #1316**
Holt MOVED, Plante seconded, to receive the Special Permit application (File #1316) submitted by

Margherita Balsamo, for a single-family house with efficiency unit, on property located at 85 Birchwood Heights Road, owned by the applicant, as shown on plans dated 3-12-13 and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for April 15, 2013. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ► Our Future:

Painter discussed the progress and turnout from the Community Visioning Workshop and Open House held at E. O. Smith. She reviewed the upcoming meeting dates and the status of vacancies. Members brainstormed ideas of how to get more involvement from different age groups and businesses who aren't actively involved in town, in order to gain the different perspectives that these people might have about the future of Mansfield. The PZC requested that Painter send a letter to all Town businesses filed with the Clerk's office, as well as local realtors and multi-family property owners.

Reports from Officers and Committees:

The Subcommittee on Infrastructure has been meeting regularly, to discuss and observe where potential sidewalks might be needed. Next meeting is Wednesday, 3/20/13, at 1 p.m. in Room "C".

Communications and Bills:

None noted.

Adjournment: The Chairman declared the meeting adjourned at 8:42 p.m.

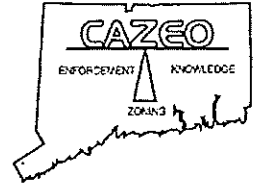
Respectfully submitted,

Katherine Holt, Secretary

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Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: March 28, 2013

MONTHLY ACTIVITY for march, 2013

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Kaikis	591 Middle Tpke.	Cooler/freezer unit
Bruder	3 Boulder La.	Above grd. Pool
Slater	Mansfield City Rd	lot line revisions
Vaughan	772 Warrenville Rd.	solar array
Kueffner/Stoddard	Storrs Rd.	aerial ropes course
Parker/owen	26 Separatist Rd.	house additions
Dewart	507 Woodland rd.	barn
Murawski	57 Oak Dr.	above grd. Pool
Mansfield Retirement Comm.	Silo Rd.	gazebo
Oak Grove Montessori	132 Pleasant Valley Rd	greenhouse

CERTIFICATES OF COMPLIANCE

Spring Hill Prop.	34 Beacon Hill Dr.	1 fm. Dw.
Ferriss	28 Bundy La.	Shed
Peachwave Frozen Yogurt	1232 Storrs Rd.	food service
Geno's Grill	9 Dog La.	Restaurant
Rosalie	98 Bassett's Bridge Rd.	lot line revision
Sweet	347 Browns Rd.	1 fm dw.

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *gmp*
Date: March 28, 2013
Subject: Sauve Subdivision
Subdivision Application (3 lots)
(PZC File 1311)

This report supplements my memo of January 31, 2013. On February 4, 2013, the PZC opened the public hearing for the subdivision and continued it after the initial presentation to allow the applicant time to prepare and submit additional information regarding impact of the proposed septic system on the nearby aquifer, presence of state listed species and minor modifications to the plans. As described below, the applicant has submitted the additional information as required for the Commission's consideration.

- *Mapping of the stratified drift aquifer boundaries pursuant to the list of reference sources in in Article VI, Section B.4.m of the Mansfield Zoning Regulations. If septic systems are proposed within 500 feet of aquifer areas, the applicant shall submit a written report from a sanitary engineer and/or geologist or other qualified professional detailing the system design, physical characteristics of the area, existing land uses, and potential short-term and cumulative impacts on identified aquifer areas.*

The applicant submitted a report from Reynolds Engineering Services LLC dated February 10, 2013 (attached). The report reviews the potential impacts from nutrient loading of nitrogen and phosphorous and concludes that the proposed septic systems will not adversely impact the aquifer area.

- *Application and resulting correspondence from DEEP Natural Resources Wildlife Division*

The DEEP Bureau of Natural Resources-Wildlife Division reviewed the site for potential impacts to state listed species and provided recommendations in a letter dated March 15, 2013 (attached). Based on their records, two species were identified within the vicinity of the property:

- Eastern Pearlshell, a freshwater mussel (Species of Special Concern), which is found in streams and small rivers that support trout or salmon populations and exists in a variety of substrate.
- American Rubyspot Damselfly (Threatened Species), which is found on sunny riverbanks with plants or grasses along the banks or on emergent rocks in the river.

Because both of these species are found in or near rivers and stream, the DEEP recommended three mitigation measures to protect the stream and river habitats. Since no stream or river traverses the property, the recommendations prohibiting removal of vegetation along the banks and preventing erosion and siltation discharge into the river do not apply. The third recommendation addresses preventing polluted runoff such as chemicals or fertilizer from discharging into the river. Based on discussions with the Assistant Town Engineer, the primary concern for pollutants from this site reaching the river would be nitrogen loading from excessive use of fertilizer as part of an agricultural operation on Lot 1. To address this concern, staff recommends that the agricultural easement on Lot 1 include references to the applicable state and federal requirements for use and storage of fertilizer, pesticides and manure and encourage the use of best practices as recommended by organizations identified in Article X, Section T.2.a and T.3.a.7.

- *Changes to the proposed plans as identified in this memo, as well as those recommended by the Fire Marshal, Assistant Town Engineer and Eastern Highlands Health District*
 - **Lot Frontage Waiver.** The final plans will need to clearly and prominently note the waivers to lot frontage for lots 2 and 3. The waiver shall also be noted on the deeds of the affected and abutting lots.
 - **Setback Reductions.** The revised plans clearly identify the proposed setback reductions (front and rear setbacks on Lot 1, side yard setbacks between lots 2 and 3) and the BAE boundaries have been adjusted to be at least 35 feet from the side property lines of the entire parcel and 50 feet from the rear property line of the subject parcel. The reductions shall be clearly noted on the deeds of the affected and abutting lots.
 - **Steep Slopes.** A note should be added for the areas of steep slopes that remain within the BAE/DAE envelopes prohibiting structures or clearing of vegetation in these areas to protect the stability of the slope.
 - **Common Driveway.** The applicant has clearly noted the pull-off area on both sheets (should be noted as pull-off, not turn-around). However, as described below under tree protection, there is a conflict between the pull-off and the location of a 26-inch oak tree. To meet the requirements of Section 7.11.c for emergency vehicle turn-around areas, the final plans shall be revised to include a larger turning radius into the driveway on Lot 1 and at the intersection of the driveways for Lots 2 and 3, and the driveway for Lot 3 shall be widened to include 2, 2-foot wide load bearing shoulders. Notes have been added regarding maintenance responsibilities for different portions of the common driveway. A maintenance agreement that formalizes this arrangement will need to be prepared, executed and recorded.
 - **Stone Walls.** The DAE boundaries have been adjusted to exclude the stone wall and notes have been added requiring their preservation.
 - **Tree Protection.** The plans have been revised to identify trees that will be preserved and measures to protect those trees during construction. My initial report recommended that the driveway be adjusted to allow for preservation of a 26 inch oak tree on Lot 1. However, the applicant has indicated that preservation of this tree would require the pull-off area to be located further from North Windham Road, greatly exceeding the recommended average 300 foot distance between pull-offs. The pull-off cannot be located closer to North Windham Road because of the slopes in that area. The Commission will need to determine whether preservation of the tree is more important than the intervals between pull-off areas.

- **Drainage.** A note should be added that encourages the use of best practices as identified in the 2011 Appendix to the Connecticut Stormwater Quality Manual is encouraged for development of individual lots.
- **Underground Utilities.** A note should be added that addresses the requirements of Section 11.1.

Summary/Recommendations

Unless otherwise indicated by testimony during the public hearing or concerns from the Commission, the public hearing may be closed on April 1st. Any approval motion should address the following:

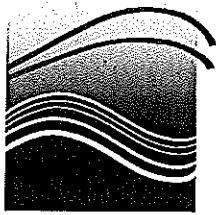
- **Lot Frontage Waivers.** Approval of waivers to lot frontage requirements for Lots 2 and 3. The waiver shall be clearly noted on the subdivision plans and recorded on the deeds of the affected lots.
- **Setback Reductions.** Approval of the reductions to the front and rear setbacks on Lot 1 and side yard setbacks between Lots 2 and 3. The reductions shall be specifically noted on the deeds of the affected and abutting lots.
- **Steep slopes.** Revisions to final plans to prohibit development and clearing of steep slope areas located within the BAE/DAE boundaries.
- **Common driveway.** Revisions to the final plans to provide adequate turning and back-up space for emergency vehicles pursuant to Section 7.11.c; preparation and recording of a common driveway easement addressing maintenance and liability concerns; and prohibition of the sale of any lots until the common driveway is completed or a financial guarantee accepted.
- **Drainage.** Addition of a note encouraging the use of best practices as identified in the 2011 Appendix to the CT Stormwater Quality Manual during development of individual home sites.
- **Utilities.** Addition of a note that addresses the requirements of Section 11.1 regarding underground utilities.
- **Agricultural Easements.** Preparation, execution and recording of Agricultural Easements for the proposed barn and farm areas on Lot 1. The easement documents should include references to applicable state and federal requirements for use and storage of fertilizer, pesticides and manure and encourage the use of best practices as recommended by organizations identified in Article X, Section T.2.a and T.3.a.7. The final subdivision plans shall include references to the easement documents.
- **Right-of-Way Dedication.** Revisions to final plans to include dedication of right-of-way establishing a new street line 25 feet back from the centerline of North Windham Road; monumentation will be required.
- **Certificate of Title.** All deeds and easements must be covered by a certificate of title indicating that there are no encumbrances or stating what encumbrances there are and providing a partial release or subordination agreement.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted January 2, 2013 and received by the PZC on January 7, 2013, including:
 - Three Page Plan Set dated December 21, 2012 prepared by Rob Hellstrom Land Surveying LLC and revised through March 1, 2013
 - Yield Plan dated May 2, 2012

➤ Site Analysis dated July 13, 2012

- The following correspondence regarding the proposed development has been received:
 - Memo from Geoffrey Havens, Eastern Highlands Health District, dated January 4, 2013
 - Memo from Mansfield Agriculture Committee dated January 24, 2013
 - Memo from Mansfield Open Space Preservation Committee dated January 15, 2013
 - Memo from Grant Meitzler, Assistant Town Engineer, dated January 31, 2013
 - Memo from Francis Raiola, Fire Marshal, dated January 30, 2013
 - Minutes of January 16, 2012 Conservation Commission meeting
 - Memo from Windham Water Works dated February 5, 2013
 - Letter from Jessica Dimock dated February 4, 2013
 - Memo from Linda Painter dated January 31, 2013
 - Letter from James Sauve granting a 30-day extension (emailed February 28, 2013)
- Neighborhood Notification Forms were required to be sent to property owners abutting the subject property (including property owners across the street) in accordance with Section 4.11 of the Mansfield Subdivision Regulations. A copy of the notice has been provided. Certified mail receipts dated January 8, 2013 have been submitted.
- The Public Hearing on this item was opened on February 4, 2013 and must be closed by April 10, 2013 pursuant to the 30 day extension granted by the applicant unless another extension is granted.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

Bureau of Natural Resources
Wildlife Division
Natural History Survey – Natural Diversity Data Base

March 15, 2015

Mr. John Alexopoulos
16 Storrs Heights Road
Storrs, CT 06268
johnalexopoulos@sbcglobal.net

Regarding: Proposed Subdivision for James Sauve, Mansfield - Natural Diversity Data Base 201300936

Dear Mr. Alexopoulos:

In response to your request for a Natural Diversity Data Base (NDDB) Review of State Listed Species for the proposed subdivision for James Sauve in Mansfield, our records for this site indicate the following extant populations of species on or within the vicinity of the site:

Eastern Pearlshell (*Margaritifera margaritifera*) Protection Status: Species of Special Concern

The eastern pearlshell is found in streams and small rivers that support trout or salmon populations, and exists in a variety of substrate. Freshwater mussels are very vulnerable to disturbance and pollution.

American rubyspot (*Hetaerina Americana*) Protection Status: Threatened Species

American rubyspot damselfly is found on sunny riverbanks with plants or grasses along the banks or on emergent rocks in the river.

Recommendations: Activities that alter the physical or chemical nature of the aquatic habitat, cause siltation or any source of pollution will be detrimental to these species, therefore, the Wildlife Division recommends:

- ✦ No vegetation should be removed from the stream banks adjacent to the mussel habitat since land clearing activities will affect the mussels.
- ✦ No erosion or siltation should be discharged into the river that can bury and kill these mussels.
- ✦ No polluted runoff such as chemicals or fertilizer should be discharged into the brook, resulting from this project that can contaminate the water.

The Natural Diversity Data Base includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of

DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. If the project is not implemented within 12 months, then another Natural Diversity Data Base review should be requested for up-to-date information.

Please be advised a more detailed review may be conducted as part of any subsequent environmental permit applications submitted to the Department of Energy and Environmental Protection for the proposed site. Should state involvement occur in some other manner, specific restrictions or conditions relating to the species discussed above may apply.

Thank you for consulting the Natural Diversity Data Base. If you have further questions, I can be reached by email at Elaine.hinsch@ct.gov or by phone at (860) 424-3011.

Sincerely,
/s/
Elaine Hinsch
Program Specialist II
Wildlife Division

REYNOLDS ENGINEERING SERVICES, LLC

68 Bogg Lane



Lebanon, CT 06249



Ph. (860) 465-7419

Fax (860) 456-1356

February 10, 2013

Rob Hellstrom Land Surveying
32 Main Street
Hebron, CT 06248

RE: **ON-SITE SEPTIC ANALYSIS REPORT**
Subdivision Plan
Property of James Sauve
27 North Windham Road
Mansfield, Connecticut

Mr. Hellstrom:

Pursuant to your request, the following report was prepared to assess the potential impact of the proposed on-site subsurface sewage disposal systems on water resources and the identified aquifer protection area.

Introduction

A 3-lot subdivision is proposed for the subject property.

The site has been characterized by John Alexopoulos Landscape Architect in his Site Analysis Report dated July 17, 2012 and is directly referenced below:

The property is located on North Windham Road which is a dead end road that is connected to Bates Road in the extreme southeast corner of Mansfield and ends in a gravel parking area that is associated with Mansfield Hollow Park. The 10.74 acre property is located within a RAR 90 Rural Agricultural District. Adjacent properties on the north and east boundaries are residential properties, while the west boundary is adjacent Mansfield Hollow Park. A small parcel belonging to Mansfield Hollow Park is adjacent the east front boundary. This parcel is bounded by residential properties and North Windham Road and is not connected to the other Mansfield Hollow Park holdings.

In addition, the subject property is immediately adjacent to an aquifer protection area. The aquifer protection area is characterized by an area of stratified drift aquifer and the Natchaug River. The predominant mode of groundwater movement in the area is generally toward the south through the stratified drift aquifer toward the Natchaug River. The movement of groundwater in the area is adequately characterized and is analogous to the surficial topography of the area.

On-Site Sewage Disposal

Three on-site subsurface sewage disposal systems are proposed for the property. These systems are designed in accordance with the Connecticut Public Health Code and as such will adequately renovate effluent for bacteria and pathogens. The main potential for short-term and

cumulative impacts on identified aquifer area is through nutrient loading, specifically from Nitrogen and Phosphorous.

Nitrogen

Nitrogen is one of two most prominent nutrients in pretreated wastewater discharged to the ground water (the other being phosphorus). The concentration of nitrogen in residential wastewater is reduced by pre-treatment in the septic tank and by nitrification/denitrification in the unsaturated zone of soil below the leach fields. Additional organic and inorganic processes can also serve to reduce the concentration of nitrogen in septic tank effluent.

Beyond nitrate removal from wastewater by septic tank pre-treatment and denitrification at the leaching field, it is presumed that dilution by ground water is the predominant mechanism that significantly lowers the nitrate nitrogen concentration in the ground water.

The subject property is part of a nitrogen dilution drainage area that includes four residential properties south of North Windham Road (See attached Map). The remaining land within the dilution area is part of Mansfield Hollow State Park and will not contribute significant sources of nitrogen in the future.

The concentration of nitrogen in the groundwater emanating from the subject dilution area was analyzed by methodologies taken from "Seepage and Pollutant Renovation Analysis for Land Treatment Sewage Disposal Systems, CT DEP, Revised 1997", by Healy and May. The resulting concentration of nitrogen in the groundwater was 3.1 mg/l. The drinking water standard for nitrogen in water is 10.0 mg/l.

Phosphorous

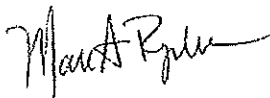
Phosphorus is the other prominent nutrient in wastewater discharged to the ground from residential on-site subsurface sewage disposal systems. In soils typical of the area, phosphorous concentration in groundwater is found to decrease with distance from the leaching field, as phosphorous is adsorbed to the soil immediately in the vicinity of the leaching field. Therefore, no long-term impact to the aquifer area is anticipated due to phosphorous emanating from the proposed on-site subsurface sewage disposal systems.

Conclusion:

The on-site subsurface sewage disposal systems proposed for the development will not adversely impact the aquifer area.

If you have any questions, please contact me at (860) 465-7419.

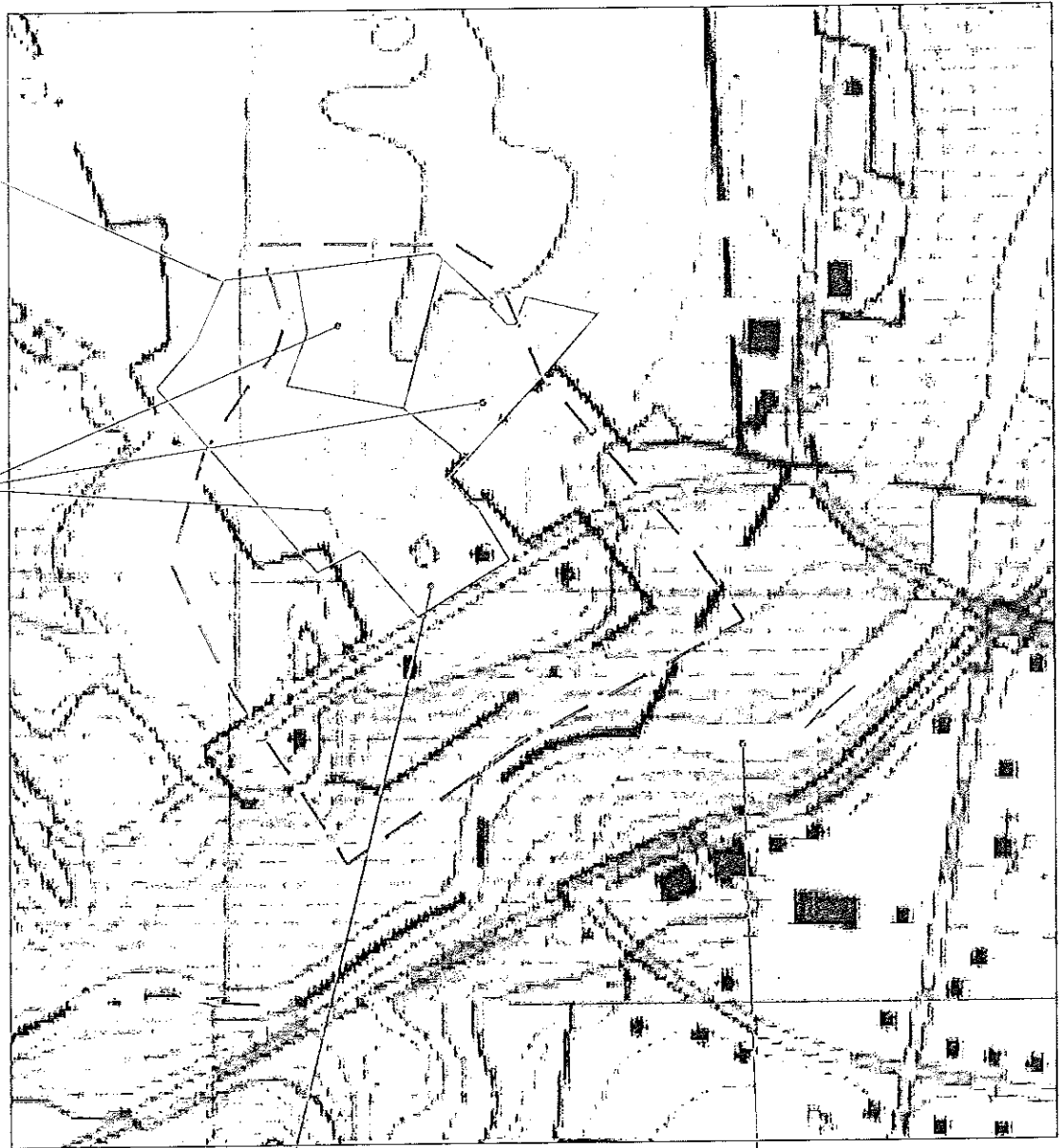
Sincerely,



Mark A. Reynolds, P.E. CT #19789

SUBJECT
PROPERTY

PROPOSED
SEPTIC
SYSTEMS
3-LOTS



DILUTION DRAINAGE AREA (24.74 AC)

NATCHAUG RIVER

SCALE: 1"= ±400'

REYNOLDS ENGINEERING SERVICES, LLC

PREPARED FOR:

JAMES SAUVE

NITROGEN DILUTION AREA MAP

68 BOGG LANE - LEBANON, CT 06240
PHONE: 860-465-7419 FAX: 860-456-1356

Created with desPDF PDF-Writer Trial; http://www.docudesk.com

PROPOSED 3-LOT SUBDIVISION
29 NORTH WINDHAM ROAD, MANSFIELD, CT
FEBRUARY 10, 2013

	LOT 1	LOT 2	LOT 3	#26	#30	#42	#54	Total
bedrooms	4	4	4	4	4	4	4	4
people/bedroom	2	2	2	2	2	2	2	2
people	8	8	8	8	8	8	8	8
effluent (gal/day/person)	75	75	75	75	75	75	75	75
effluent (gallons/day)	600	600	600	600	600	600	600	600
effluent (liters/day)	2280	2280	2280	2280	2280	2280	2280	2280
discharge nitrate concentration (mg/l)	40	40	40	40	40	40	40	40
Removal by pretreatment (%)	40	40	40	40	40	40	40	40
Removed by pretreatment (mg/l)	16	16	16	16	16	16	16	16
discharge to leachfield nitrate concentration (mg/l)	24	24	24	24	24	24	24	24
discharge to leachfield nitrate (mg)	54720	54720	54720	54720	54720	54720	54720	383040
influence area (square feet)								1077663
average daily precipitation (feet per day)								0.01
infiltration (%)								40
infiltration (cubic feet/day)								4310.7
infiltration (gallons/day)								32243.7
infiltration (liters/day)								122526

**final Nitrate concentration
(mg/liter)**

3.13

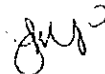
Sauve

2/10/13

Reynolds Engineering Services, LLC

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: Thursday, March 28, 2013
Subject: Zoning Permit Review
Storrs Center: Market Square (MS-1 & MS-2)
File 1246-12

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning and Development that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations."

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership, Inc., Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required, and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the Office of State Traffic Administration and the Army Corp of Engineers.

A Zoning Permit Application for construction of the Market Square, which includes both the proposed grocery store and corner building, was submitted on March 14, 2013. The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on April 3, 2013 at 7:00 p.m. at the Mansfield Fire Station 107 Meeting Hall located at 879 Stafford Road. Following completion of the public hearing process, the Downtown Partnership Inc., will forward comments and a recommendation for my consideration. This recommendation must be provided within 10 days of the close of the public hearing. I have 20 days from the deadline for the Partnership to submit comments to complete my review and render a decision.

The plans will be available for Commission review and potential comment at the April 1, 2013 meeting. If you would like to view them in advance of the meeting, they are available on-line at <http://www.mansfieldct.gov/content/1914/6514/6528/6570/24307.aspx>.



Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FR*

CC: Linda Painter, Director of Planning

Date: March 26, 2013

Re: Storrs Center - Market Square

PZC File # 1246-12

After reviewing the plans dated March 15, 2013 for the above referenced project, I find the plans to be in substantial compliance with the requirements of the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *gmp*
Date: Thursday, March 28, 2013
Subject: Zoning Permit Review
Storrs Center: Town Square-3 (TS-3)
File 1246-13

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning and Development that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations."

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership, Inc., Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required, and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the Office of State Traffic Administration and the Army Corp of Engineers.

A Zoning Permit Application for construction of the Town Square-3 building was submitted on March 14, 2013. The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on April 3, 2013 at 7:00 p.m. at the Mansfield Fire Station 107 Meeting Hall located at 879 Stafford Road. Following completion of the public hearing process, the Downtown Partnership Inc., will forward comments and a recommendation for my consideration. This recommendation must be provided within 10 days of the close of the public hearing. I have 20 days from the deadline for the Partnership to submit comments to complete my review and render a decision.

The plans will be available for Commission review and potential comment at the April 1, 2013 meeting. If you would like to view them in advance of the meeting, they are available on-line at <http://www.mansfieldct.gov/content/1914/6514/6528/6570/24307.aspx>.



Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FR*

CC: Linda Painter, Director of Planning

Date: March 26, 2013

Re: Storrs Center – TS-3 Phase 1-C

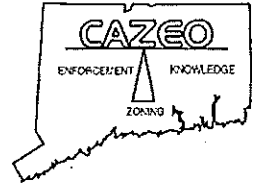
PZC File # 1246-13

After reviewing the plans dated March 15, 2013 and the revised plans dated March 25, 2013 for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. Please provide details for fire lane access at the main entrance.
2. Please provide details demonstrating adequate access and maneuverability for emergency vehicles



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: March 28, 2013

Re: Modification request, Public Petroleum
Proposed building addition
1659 Storrs Rd., PZC file # 1120

We have received a request from OMS Development, LLC, who has recently acquired the Public Petroleum property at Four Corners. They are proposing a 1088 sq. ft. building addition to the existing 2714 sq. ft. structure. The property has a retail gasoline service, a Dunkin Donuts store and a convenience store. No new uses/tenants are being proposed as part of this application and there will be no additional employees on site as a result of the additional building area. Three existing parking spaces will be lost in the area of the proposed addition but the application states that the required number of parking spaces is still available on the site. The addition is being submitted under Article V, Section B.9 of the zoning regulations. The Commission can however determine that the scope of the proposed changes is significant enough to require the submission of a new special permit application. At this point, there has been no opportunity for a full staff review of the proposal and there is no specific recommendation for you.

I recommend that the Commission receive the Request for Site/Building Modifications and refer it to the staff for a review and report back to the Commission. (Note: The Commission can determine now that a special permit is necessary to properly review the proposal, but it is my opinion at first review, that the expanded process will not provide any more information.)

REQUEST FOR SITE/BUILDING MODIFICATIONS
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

1. Owner(s) OMS Development, LLC Telephone 561-339-6478
(please PRINT)
Address 3180 Washington Road Town West Palm Beach, FL Zip 33405
2. Applicant(s) same Telephone 561-339-6478
(please PRINT)
Address _____ Town _____ Zip _____
3. Site Location 1659 Storrs Road
4. Reference any approved map(s) that would be superseded if this request is approved:
"Layout Plan Prepared for Public Petroleum, Inc. 1659 Storrs Road Middle
Turnpike (Conn. Route 44) & (Conn. Route 195) Mansfield, CT Scale" 1" = 20'
Date: 05-01-96 By: FA Hesketh & Associates, Inc. " AND "Site Plan Modifications
Prepared for 99A Management Corp. 1659 Storrs Road Mansfield, CT Scale: 1" =
20' Date: 9-31-01 By: Falst Engineering"
5. Reference any new map(s) submitted as part of this request:
"Plan Prepared for OMS Development, LLC 1659 Storrs Road, Mansfield, Conn.
Property/Boundary/Topographic Survey Scale: 1" = 20' Date: 03-27-2013 prepared
by Meehan & Goodin"
6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -
The applicant seeks to enlarge the building by an addition of 1088 sq feet on
the northerly side of the structure. The additional space will be used for
storage and retail space for the existing convenience stock and Dunkin Donuts.
There will be no eat-in restaurant facilities and no increase in staffing.
The addition will result in the removal of three (3) existing parking spaces
and the re-designation of the handicap space. See attached parking summary.

7.

Applicant's signature

date

3/27/13

(over)

MIDDLE TURNPIKE (AKA) ROUTE 44

N/F OMS DEVELOPMENT LLC
VOL 698, PG. 467
624 MIDDLE TPKE

STORRS ROAD (AKA) ROUTE 195



OMS DEVELOPMENT, LLC

owner/applicant

1659 Storrs Road, Mansfield

PARKING SUMMARY

Current Parking Requirements:

Building Area	2,714 square feet
Initial 300 sq. ft.	5 spaces
2,414 sq. feet	12 spaces
TOTAL	17 Required spaces
Existing Spaces	12 Pump area
	15 Other
TOTAL	27 spaces

Proposed Parking Requirements:

Building Area	2,714 square feet
Addition	1,088 square feet
TOTAL	3,802 square feet
Initial 300 sq. ft.	5 spaces
3,502 sq. feet	18 spaces
TOTAL	23 SPACES
Proposed Spaces	12 pump area
	12 Other
TOTAL	24 spaces

ZONING BOARD OF APPEALS

DECISION NOTICE

On March 13, 2013 the Mansfield Zoning Board of Appeals took the following action:

Denied the application of H-K Properties LLC claiming Zoning Agent Error in the issuance of a Certificate of Compliance for Michael's, at 95 Storrs Rd, per Art XI, Sec G.1.a. as shown on submitted plan.

In favor of opposing application: Accorsi, Gotch, Hammer, Katz, Welch

Reasons for voting in opposition to application:

- Litigation has nothing to do with application
- No error was committed by zoning agent in issuing certificate of compliance

Application was denied.

Additional information is available in the Town Clerk's Office.

Dated March 20, 2013

Sarah Accorsi
Chairman

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